

**12 Greenmount Avenue, Holland Park, Qld 4121**



**House For Sale**

Wednesday, 22 May 2024

12 Greenmount Avenue, Holland Park, Qld 4121

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 759 m2**

**Type: House**



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## Auction

Auction on Saturday, 8th of June at 2.30pm on site To register for auction, please scroll down and click on "View Auction Online" Opportunity like this does not come often at all and it would be tragic if you miss out on what could be the best buy in town and in your lifetime because the owner is committed elsewhere and need to sell the property ASAP. So what is on offer? Your dream coming into reality. Whether you are first home buyers or astute investors alike, this is your moment. This property with great potential is built on a huge allotment of 759m2 in sought after area. You can simply move in as it is, or you can renovate, make extension, flip it, knock-down and rebuild. You can also landbank and wait for capital growth while you enjoy the good rental income as the long term tenants intend to stay longer. The property is located strategically next to Cavendish Road State High School and close to everything else, with bus stop, local shops and parks just a short walking distance away. You can reach Brisbane CBD in less than 15 minutes by car drive through the Pacific Motorway, or 25 minutes by bus. Gold Coast is a mere 45 minutes drive. The convenience is unbeatable. Property features:

- Postwar split-level on 759m2 block
- 3 bedrooms
- 1 bathroom
- 1 car garage + extra space under the house
- Unbeatable location with walking distance to school, bus stop, parks, worship centre and local businesses
- Easy access to major arterial roads including Logan Road and Pacific Motorway
- In the catchment of Holland Park State School and Cavendish Road State High School

The owner's instruction is clear, "Sell the property!" If you've been looking for a property that represents great value, then this is it. For further information or to organise private inspection, please contact Anton immediately. **DO NOT MISS OUT!** Disclaimer: All information provided is deemed reliable but not guaranteed. Interested parties should conduct their own inquiries and due diligence in order to determine whether or not this information is in fact accurate which include future development options, zoning codes, and council approval.